

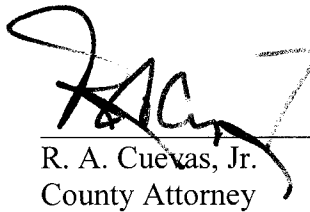
TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 4, 2007

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing
certain settlement in county
eminent domain proceedings
by County Attorney in
connection with the
acquisition of land for the
construction of the Miami
Intermodal Center (MIC)
Earlington Heights Extension
of the Metrorail

The accompanying resolution was placed on the agenda by the County Attorney.



R. A. Cuevas, Jr.
County Attorney

RAC/jls

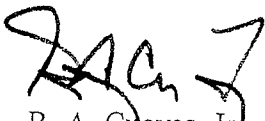


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 4, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 13(A)(1)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved _____ Mayor

Agenda Item No. 13(A)(1)

Veto _____

12-04-07

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CERTAIN SETTLEMENT IN
COUNTY EMINENT DOMAIN PROCEEDINGS BY COUNTY
ATTORNEY IN CONNECTION WITH THE ACQUISITION OF
LAND FOR THE RIGHT-OF-WAY NEEDED FOR THE
CONSTRUCTION OF THE MIAMI INTERMODAL CENTER
(MIC) EARLINGTON HEIGHTS EXTENSION OF THE
METRORAIL

WHEREAS, this Board by Resolution No. R-825-06 dated July 6, 2006 previously declared the acquisition of land for the right-of-way needed for construction of the Miami Intermodal Center (MIC) Earlington Heights Connector, a 2.4 Mile corridor linking the MIC to the Metrorail Corridor from the MIC to the Earlington Heights Metrorail Station located at State Road (SR) 112 and N.W. 22 Avenue in Miami-Dade County, Florida, to be a public necessity and authorized the acquisition of land therefor by eminent domain proceedings; and

WHEREAS, the owner of the parcel of land set forth in the attached land acquisition summary sheet has offered to settle for the figure specified therein; and

WHEREAS, the County Attorney hereby recommends the settlement amount as set forth in the attached land acquisition summary sheet,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the County Attorney is hereby authorized to compromise and settle on behalf of the County all claims against the County in eminent domain proceedings for the parcel and for substantially the terms and the amount specified in the attached land acquisition summary sheet.

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The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein

LAND ACQUISITION SUMMARY SHEET

PROJECT LOCATION:	Construction of the Miami Intermodal Center (MIC) Earlington Heights Connector, a 2.4 mile corridor linking the MIC to the Metrorail Corridor from the MIC to the Earlington Heights Metrorail Station located at State Road (SR) 112 and N.W. 22 nd Avenue in Miami-Dade County, Florida
PARCEL NUMBER:	Parcel No. 198 consists of two (2) multi-tenant street level industrial warehouse buildings located at 2515-2525 NW 38 th Court
OWNERSHIP INTEREST:	Ismael Fuentes and Inez Fuentes, his wife
COUNTY'S INITIAL OFFER:	\$1,659,400.00 (Appraisal by Andrew Maggenheimer Sept. 22, 2006)
COUNTY'S UPDATED APPRAISAL:	\$1,800,000.00
OWNER'S APPRAISAL:	\$3,088,980.00 (Appraisal by Bob Miller)
TRIAL EXPOSURE:	\$1,288,980.00
PROPERTY SETTLEMENT:	\$2,300,000.00 (After mediation)
TOTAL FULL COMPENSATION:	\$2,522,435.00 inclusive of any and all damages, interest, attorney's fee, expert fees and reasonable costs. This total full compensation figure is made up of \$2,300,000.00 for the land, buildings, improvements and owners' fixtures; \$180,150.00 for statutory attorney's fee; and \$42,285.00 for expert fees and costs. This Settlement does not include tenant fixtures.

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